

DEDICATION AND RESERVATION

KNOWN ALL MEN BY THESE PRESENTS THAT ELIZABETH PROPERTIES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS SUMMIT LAKE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE NORTH 88 DEGREES 57 MINUTES 53 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 1, A DISTANCE OF 1335.25 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 1; THENCE NORTH 01 DEGREES 27 MINUTES 19 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4), A DISTANCE OF 80.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SUMMIT BOULEVARD AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01 DEGREES 27 MINUTES 19 SECONDS EAST ALONG SAID EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4), A DISTANCE OF 1253.18 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4); THENCE NORTH 88 DEGREES 54 MINUTES 36 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4), A DISTANCE OF 432.41 FEET TO A POINT 903.39 FEET EAST OF THE NORTH-SOUTH ONE-QUARTER SECTION LINE OF SAID SECTION 1, AS MEASURED ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4); THENCE SOUTH 01 DEGREES 02 MINUTES 07 SECONDS WEST ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF SECTION 1, A DISTANCE OF 1253.56 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF SUMMIT BOULEVARD; THENCE SOUTH 88 DEGREES 57 MINUTES 53 SECONDS EAST ALONG SAID NORTH RIGHT-OF-WAY LINE AND 80.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF SECTION 1, A DISTANCE OF 423.22 FEET TO THE POINT OF BEGINNING.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SUMMIT LAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SUMMIT LAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 11189, PG. 444, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT C, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SUMMIT LAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT D AND E, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SUMMIT LAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS R, F, G, H AND I, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SUMMIT LAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS J, K, L, M, N, O, P AND Q, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SUMMIT LAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS PARKING TRACTS SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SUMMIT LAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SUMMIT LAKE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE, FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE PEDESTRIAN EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SUMMIT LAKE HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR SIDEWALK / PEDESTRIAN PURPOSES. THE MAINTENANCE OF ALL IMPROVEMENTS THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LANDSCAPE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SUMMIT LAKE HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES. THE MAINTENANCE OF ALL LANDSCAPE LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4 DAY OF February, 2000.

ELIZABETH PROPERTIES, INC. A FLORIDA CORPORATION

WITNESS: [Signature] PRINTED NAME: Robert B. Stiegele, Jr. VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF

BEFORE ME PERSONALLY APPEARED [Signature] WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF ELIZABETH PROPERTIES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4 DAY OF February, 2000.

MY COMMISSION EXPIRES: 11/7/2003 COMMISSION NO. CC 886284

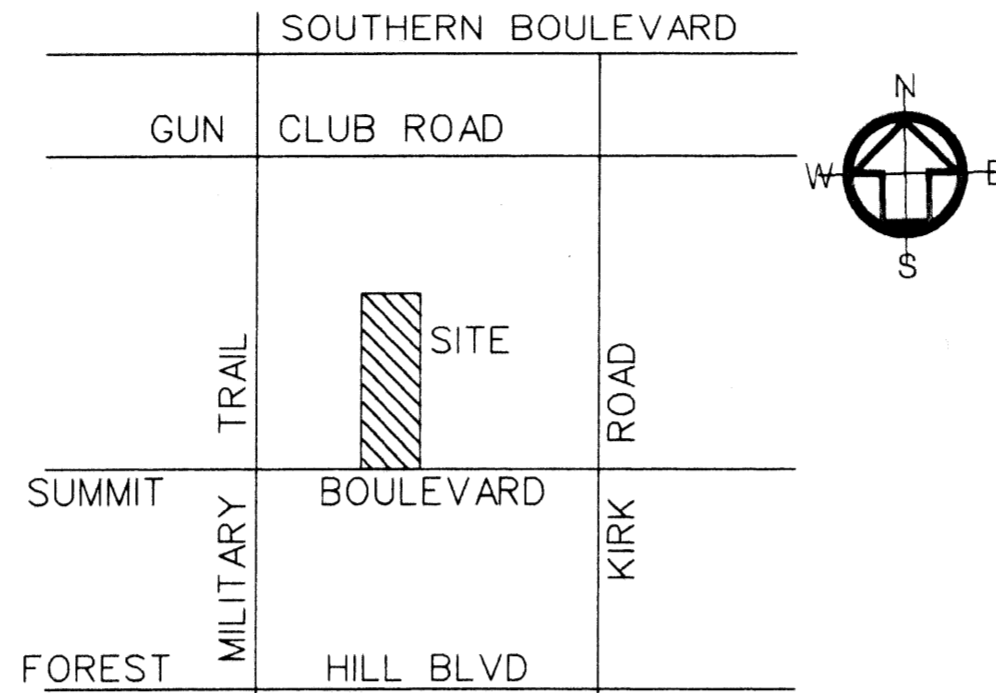
OFFICIAL NOTARY SEAL MARGIE ANN BRADLEY NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. CC 886284 MY COMMISSION EXP. NOV. 7, 2003

[Signature] NOTARY PUBLIC MARGIE ANN BRADLEY PRINTED NAME OF NOTARY

SUMMIT LAKE A P.U.D.

A PORTION OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY SCOTT A. GUZZI SCOTT A. GUZZI AND ASSOCIATES, INC. - SURVEYORS AND MAPPERS 6047 KIMBERLY BOULEVARD, SUITE T, NORTH LAUDERDALE, FLORIDA, 33068



LOCATION MAP (NOT TO SCALE)

ACCEPTANCE OF RESERVATION:

STATE OF FLORIDA COUNTY OF MIAMI DADE

THE "SUMMIT LAKE HOMEOWNERS ASSOCIATION, INC.", HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 4 DAY OF February, 2000.

SUMMIT LAKE HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: [Signature] PRINTED NAME: Robert B. Stiegele, Jr. [Signature] PRINTED NAME: Barbara Pico

BY: [Signature] PRINTED NAME: MICHAEL H. RABIN TITLE: VICE-PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF MIAMI DADE

BEFORE ME PERSONALLY APPEARED [Signature] WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF "SUMMIT LAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4 DAY OF February, 2000.

MY COMMISSION EXPIRES: 11/7/2003 COMMISSION NO. 886284

OFFICIAL NOTARY SEAL MARGIE ANN BRADLEY NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. CC 886284 MY COMMISSION EXP. NOV. 7, 2003

[Signature] NOTARY PUBLIC MARGIE ANN BRADLEY PRINTED NAME OF NOTARY

TITLE CERTIFICATION: TICOR TITLE INSURANCE COMPANY COMMITMENT NO. 319803151

STATE OF FLORIDA COUNTY OF MIAMI DADE

I, NORMAN LEOPOLD, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN ELIZABETH PROPERTIES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 2-4-2000

[Signature] NORMAN LEOPOLD

COUNTY APPROVAL:

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE NO. 98-33, AND IN ACCORDANCE WITH SEC. 177.071 (2) F.S., THIS DAY OF March, 2000, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1) F.S.

[Signature] GEORGE T. WEBB, P.E. COUNTY ENGINEER

BRIGHTON SUMMIT P.U.D. PETITION NO. VDB98-053 P.U.D. TABULAR DATA:

GROSS ACREAGE: 12.31 ACRES TOTAL DWELLING UNITS: 128 D.U. DENSITY: 10.40 D.U./ACRE HOUSING TYPE: ATTACHED TOWNHOMES



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 8:47 A.M. THIS 3 DAY OF March, 2000, AND DULY RECORDED IN PLAT BOOK NO. 87 ON PAGE(S) 130 through 131 DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT BY: [Signature] D.C.

SHEET 1 OF 2

SURVEYORS NOTES:

- 1. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID AZIMUTH BASED UPON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEARING N86°57'53"W.
2. COORDINATES SHOWN HEREON ARE GRID DATUM - NAD 83, 1990 ADJUSTMENT, ZONE - FLORIDA EAST, LINEAR UNIT - US SURVEY FOOT, COORDINATE SYSTEM - 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, ALL DISTANCES ARE GROUND, SCALE FACTOR - 1.0000375, GROUND DISTANCE X SCALE FACTOR - GRID DISTANCE.
3. C DENOTES CENTERLINE
4. (M) DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) P.S.M. 5108
5. * DENOTES PERMANENT CONTROL POINT (P.C.P.) P.S.M. 5108
6. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
8. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
9. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND / OR RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE PLANNED UNIT DEVELOPMENT REFLECTED BY THIS PLAT.
10. CURVILINEAR TRACT LINES AND EASEMENT LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.

SURVEYOR'S CERTIFICATION:

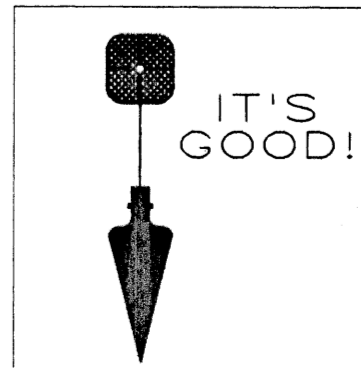
STATE OF FLORIDA COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.S) AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DOES COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 2-4-2000

SCOTT A. GUZZI PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 5108 SCOTT A. GUZZI & ASSOCIATES, INC. 6047 KIMBERLY BOULEVARD, SUITE T NORTH LAUDERDALE, FLORIDA 33068 CERTIFICATE OF AUTHORIZATION L.B. NO. 6893

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



SCOTT A. GUZZI & ASSOC., INC. Surveyors and Mappers 6047 KIMBERLY BOULEVARD SUITE T NORTH LAUDERDALE, FLORIDA 33068

SUMMIT LAKE

SUBDIVISION Summit Lake PAGE 130 FLOOR MAP PALM BEACH COUNTY, FLORIDA ZONING PUD 15 DRAINAGE # 32 ZIP CODE 33415

